

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**APRIL 11, 2002**

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

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## COMMISSIONERS

**CRAIG GALATI, CHAIRMAN**

**RICHARD W. TRUESDELL, VICE CHAIRMAN**

**MICHAEL BUCKLEY**

**STEVEN EVANS**

**BYRON GOYNES**

**LAURA McSWAIN**

**STEPHEN QUINN**

**ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE**

**COMMISSIONERS BRIEFING:** 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

**CALL TO ORDER:** 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Satisfaction of Open Meeting Law Requirements

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway  
Senior Citizen Center, 450 East Bonanza Road  
Clark County Courthouse, 200 East Carson Avenue  
Court Clerk's Office Bulletin Board, City Hall Plaza  
City Hall Plaza, Special Outside Posting Bulletin Board

**MINUTES:** Approval of the minutes of the **March 14, 2002** Planning Commission Meeting

**ACTIONS:** ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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#### A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE - TM-0008-02 - LAMPLIGHT VILLAGE UNIT 5 - CARINA CORPORATION - Request for a Tentative Map for 57 lots on 10.39 acres located adjacent to the east side of Cimarron Road, approximately 1,300 feet north of Farm Road (APN: 125-16-501-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).
2. TM-0014-02 - TALAVERDE @ THE VISTAS - DANVILLE LAND INVESTMENT ON BEHALF OF WOODSIDE HOMES - Request for a Tentative Map for 81 Lots on 18.43 acres located adjacent to the southwest corner of Mountain Shadow Road and Vista Run Drive (APN: 137-27-810-001), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
3. TM-0015-02 - LONE MOUNTAIN SPRINGS - KB HOME NEVADA, INC. - Request for a Tentative Map for 57 lots on 10.0 acres located adjacent to the southeast corner of Alexander Road and El Capitan Way (APN: 138-08-501-001 through 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 4 (Brown).
4. TM-0016-02 - GOLDRUSH VII - JEFFREY AND ANNE KINNER FAMILY TRUST, ET AL - Request for a Tentative Map for 70 Lots on 13.18 acres, located adjacent to the southwest corner of Alexander Road and Buffalo Drive (APN: 138-09-501-005, 006, 007 and 017), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 4 (Brown).
5. Z-0076-99(1) - ASIF AND YASIM JAH - Request for an Extension of Time of an approved Rezoning on property located at 2413/2415 Maroney Avenue (APN: 162-02-410-096), R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to N-S (Neighborhood Service), Ward 3 (Reese).

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6. **V-0086-00(1) - RAUL AND MARIA GIL** - Request for an Extension of Time of an approved Variance which allowed 23 parking spaces where 65 spaces are the minimum required located at 1204 South Main Street (APN: 162-03-110-103 and 104), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).
7. **A-0011-02(A) - JOHN NAVAIZ** - Petition to annex for 0.5 acres generally located on the southeast corner of Alfred Drive and Terry Street (APN: 138-13-312-013), Ward 6 (Mack).
- B. **PUBLIC HEARING ITEMS:**
  8. **ABEYANCE - Z-0020-97(33) - CITY OF LAS VEGAS** - Request for a Major Modification to the Las Vegas Medical District Neighborhood Plan to update and revise the Plan document, as part of the City's General Plan for the area bounded by Alta Drive to the north, Charleston Boulevard to the south, Martin L. King Boulevard to the east and Rancho Drive to the west, PD (Planned Development) Zone, Ward 5 (Weekly).
  9. **NOT TO BE HEARD BEFORE 7:00PM - Z-0167-94(2) - STRATOSPHERE GAMING CORPORATION** - Request for a Site Development Plan Review FOR A PROPOSED AMUSEMENT/THRILL RIDE on approximately 8.4 acres located at 2000 Las Vegas Boulevard South (APN: 162-03-301-016, 162-03-401-001, 162-03-410-001 through 004), C-2 (General Commercial) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial), Ward 3 (Reese).
  10. **V-0098-01 - RENOTIFICATION - ANTONIO FUSCO/ROMOLO RAMO FUSCO FAMILY TRUST, ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Variance TO ALLOW 10,860 SQUARE FEET OF OPEN SPACE WHERE 40,968 SQUARE FEET OF OPEN SPACE IS THE MINIMUM OPEN SPACE REQUIRED on 10.82 acres adjacent to the southeast corner of El Capitan Way and Alexander Road (APN: 138-08-501-001, 002, 003, and 004), U (Undeveloped) [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).
  11. **ABEYANCE - RENOTIFICATION - Z-0097-01 - NEVADA HOMES GROUP, INC.** - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) on 7.5 acres located adjacent to the northwest corner of Buffalo Drive and Gowan Road (APN: 138-09-601-013 and 018), PROPOSED: 41-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 4 (Brown).

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12. **ABEYANCE - V-0095-01 - NEVADA HOMES GROUP, INC.** - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 29,185 SQUARE FEET OF OPEN SPACE IS THE MINIMUM REQUIRED FOR A PROPOSED 41-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.5 acres located adjacent to the northwest corner of Buffalo Drive and Gowan Road (APN: 138-09-601-013 and 018), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).
13. **ABEYANCE - Z-0097-01(1) - NEVADA HOMES GROUP, INC.** - Request for a Site Development Plan Review FOR A 41-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION and for a Waiver of the Perimeter Landscape Requirement on Ahey Road on 7.5 acres located adjacent to the northwest corner of Buffalo Drive and Gowan Road (APN: 138-09-601-013 and 018), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).
14. **ABEYANCE - TM-0005-02 - SPRING MOUNTAIN RANCH LOT 90 LOTS 1 AND 2 - SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY** - Request for a Tentative Map and a Waiver of the Las Vegas Subdivision Ordinance (Title 18) regarding minimum private street widths for 149 lots on 13.60 acres adjacent to the north side of Racel Street, east of Fort Apache Road, R-PD12 (Residential Planned Development-12 Units Per Acre) Zone, Ward 6 (Mack).
15. **ABEYANCE - RENOTIFICATION - U-0013-02 - EDWIN B. GOULD, JANUARY 12, 1990 TRUST ON BEHALF OF ENTERPRISE LEASING COMPANY WEST** - Request for a Special Use Permit FOR AUTOMOBILE RENTAL AND TO ALLOW TWENTY (20) RENTAL VEHICLES WHERE FIVE (5) RENTAL VEHICLES ARE THE MAXIMUM NUMBER ALLOWED on 0.48 acres located at 3401 West Sahara Avenue, C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
16. **GPA-0002-02 - PAT J. AND PATRICIA A. ROBINSON** - Request to amend a portion of the Southeast Sector of the General Plan FROM: SC (Service Commercial) TO: LI/R (Light Industry/Research) on 0.54 acres located at 4141 West Charleston Boulevard (APN: 162-06-510-019), Ward 1 (M. McDonald).
17. **Z-0016-02 - PAT J. AND PATRICIA A. ROBINSON** - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: C-M (Commercial/Industrial) on 0.54 acres located at 4141 West Charleston Boulevard

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(APN: 162-06-510-019), PROPOSED USE: MAJOR AUTO REPAIR GARAGE (TRANSMISSION SHOP), Ward 1 (M. McDonald).

18. **Z-0012-02 - McNAMEE FAMILY PARTNERSHIP** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and R-A (Ranch Acres) Zones TO: R-PD4 (Residential Planned Development - 4 Units Per Acre) on 35.68 acres located adjacent to the northwest corner of Grand Teton Drive and Cimarron Road (APN: 125-09-401-007, 011, 012, 021, 022, 023 and 024), PROPOSED USE: 157-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).
19. **Z-0012-02(1) - McNAMEE FAMILY PARTNERSHIP** - Request for a Site Development Plan Review FOR A 157-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 35.68 acres located adjacent to the northwest corner of Grand Teton Drive and Cimarron Road (APN: 125-09-401-007, 011, 012, 021, 022, 023, and 024), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and R-A (Ranch Acres) Zones [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre)], Ward 6 (Mack).
20. **GPA-0003-02 - CITY OF LAS VEGAS** - Request to amend a portion of the Southwest Sector of the General Plan FROM: ROW (Right-Of-Way) and P (Parks/Recreation/Open Space) TO: P (Parks/Recreation/Open Space) on approximately 156 acres located adjacent to the south side of Washington Avenue between Buffalo Drive and Durango Drive and adjacent to the west side of Durango Drive between Summerlin Parkway and Vegas Drive (APN: 138-28-301-002, portions of 138-29-501-007 and 138-29-601-003), Ward 2 (L.B. McDonald).
21. **Z-0017-02 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: U (Undeveloped) [ROW (Right-Of-Way) General Plan Designation] and C-V (Civic) TO: C-V (Civic) on 156 acres located adjacent to the south side of Washington Avenue between Buffalo Drive and Durango Drive and adjacent to the west side of Durango Drive between Summerlin Parkway and Vegas Drive (APN: 138-28-301-002, portions of 138-29-501-007 and 138-29-601-003), PROPOSED USE: CITY PARK, Ward 2 (L.B. McDonald).
22. **Z-0017-02(1) - CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED CITY PARK on approximately 156 acres located adjacent to the south side of Washington Avenue between Buffalo Drive and Durango Drive and adjacent to the west side of Durango Drive between Summerlin Parkway and Vegas Drive (APN: 138-28-301-002, portions of 138-29-501-007 and 138-29-

4/4/2002 11:04 AM

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601-003), U (Undeveloped) Zone [ROW (Right-Of-Way) General Plan Designation] and C-V (Civic) Zones [PROPOSED: C-V (Civic)], Ward 2 (L.B. McDonald).

23. **V-0013-02 - THUNDERBIRD HOTEL GROUP, LIMITED LIABILITY COMPANY ON BEHALF OF LAMAR OUTDOOR ADVERTISING** - Request for a Variance TO ALLOW A THIRD SIGN FACE ON AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE A THIRD SIGN FACE IS NOT PERMITTED located at 1501 West Sahara Avenue (APN: 162-09-110-001, 002 and 003), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).
24. **U-0022-02 - DREAM INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED CAR WASH/AUTO DETAIL ADDITION TO AN EXISTING CONVENIENCE STORE located at 8570 West Sahara Avenue (APN: 163-04-405-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
25. **V-0015-02 - DREAM INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 19 PARKING SPACES WHERE 21 SPACES ARE REQUIRED IN CONJUNCTION WITH A PROPOSED CAR WASH located at 8570 West Sahara Avenue (APN: 163-04-405-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
26. **Z-0094-91(2) - DREAM INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED CAR WASH/AUTO DETAIL ADDITION TO AN EXISTING CONVENIENCE STORE/FUEL STATION on 1.05 acres located at 8570 West Sahara Avenue (APN: 163-04-405-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
27. **U-0016-02 - MING CHAO** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH A PROPOSED RESTAURANT (SUSHI-KO) located adjacent to the south side of Craig Road, approximately 520 feet east of Tenaya Way (APN: 138-03-701-018), Ward 6 (Mack).
28. **U-0017-02 - JESUS M. CHAVEZ** - Request for a Special Use Permit FOR BEER/WINE SALES FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING FOOD MARKET (EL TORO) located at 4440 East Washington Avenue (APN: 140-29-212-003), Ward 3 (Reese).



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29. **U-0018-02 - WEINGARTEN NOSTAT, INC. ON BEHALF OF TESORO REFINING AND MARKETING** - Request for a Special Use Permit FOR GASOLINE SALES AT A PROPOSED FUEL KIOSK (MIRASTAR FUEL) located adjacent to the south side of Charleston Boulevard, approximately 1,070 feet west of Arville Street (APN: 162-06-110-004), Ward 1 (M. McDonald).
30. **U-0020-02 - HYNDS PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF SOUTH OF HEAVEN, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO located at 3281 North Decatur Boulevard (APN: 138-12-813-001), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial), Ward 6 (Mack).
31. **U-0021-02 - JOHN D. BAYER, INC. ON BEHALF OF YAN HONG LIU** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH A PROPOSED RESTAURANT (CHINA BUFFET) located at 2301 West Bonanza Road (APN: 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).
32. **U-0024-02 - WORLD ENTERTAINMENT CENTER, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A TAVERN AT 450 FREMONT STREET (NEONOPOLIS); AND FOR A WAIVER OF THE MINIMUM 1,500 FOOT SEPARATION REQUIREMENT FROM RELIGIOUS FACILITIES, TAVERNS AND A SCHOOL (APN: 139-34-513-002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly).
33. **SD-0012-02 - JAIME AND YOLANDA PORTILLO, ET AL** - Request for a Site Development Plan Review TO ALLOW SIX 4-PLEX APARTMENT BUILDINGS AND A REDUCTION IN THE AMOUNT OF REQUIRED PERIMETER AND PARKING LOT LANDSCAPING on 0.91 acres located adjacent to the southwest corner of Bonanza Road and Thirteenth Street (APN: 139-35-111-001 through 004), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).
34. **Z-0053-64(9) AND Z-0030-73(2) - SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 70,000 SQUARE FOOT OFFICE BUILDING on approximately 8.0 acres located adjacent to the east side of Rancho Drive, approximately 850 feet north of Sahara Avenue (APN: 162-04-401-001 and 002), P-R (Professional Offices and Parking) Zone, Ward 1 (M. McDonald).



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35. **Z-0071-98(5) - GERALDINE HUGHES** - Request for a Site Development Plan Review and a Reduction in the Amount of Required Perimeter and Parking Lot Landscaping FOR A PROPOSED 25,200 SQUARE FOOT MINI-STORAGE FACILITY on 1.74 acres located adjacent to the south side of Vegas Drive, approximately 100 feet west of Pyramid Drive (APN: 139-30-501-003), R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).
36. **SNC-0001-02 - NEVADA POWER COMPANY** - Request for a Street Name Change FROM: CHUCK LENZIE COURT TO: STEVE RIGAZIO COURT generally located north of Sahara Avenue, Ward 1 (M. McDonald).
37. **VAC-0020-02 - SOUTHWEST HOMES, LIMITED** - Petition to vacate U.S. Government Patent Reservation generally located adjacent to the north side of Elkhorn Road, between Campbell Road and El Capitan Way, Ward 6 (Mack).
38. **VAC-0021-02 - JAMES MACK** - Petition to vacate excess right-of-way not required for O'Hare Avenue generally located west of El Capitan Way, Ward 6 (Mack).
39. **VAC-0022-02 - O'HARE SPRING, LIMITED LIABILITY COMPANY, ET AL** - Petition to vacate portions of Campbell Road and Jakes Place generally located south of Log Cabin Way, west of El Capitan Way, Ward 6 (Mack).
- C. **NON PUBLIC HEARING ITEMS:**
40. **Z-0068-85(61) - LB LVTC II, LIMITED LIABILITY COMPANY ON BEHALF OF TRIAD DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 69,000 SQUARE FOOT OFFICE DEVELOPMENT CONSISTING OF 10 BUILDINGS on 7.50 acres located adjacent to the north side of Smoke Ranch Road, approximately 730 feet east of Tenaya Way (APN: 138-15-810-008), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

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D. CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.